

ARTICLE XIII. SPI-HRC2: Hampton Roads Center II (4/29/98)

Sec. 17.3-92. Intent

The SPI-Hampton Roads Center II District is intended to define the development standards necessary to successfully implement the Hampton Roads Center II Master Plan, as adopted by the Hampton Industrial Development Authority and the City Council. Deviation from the standards of the Master Plan shall be permitted only upon the express permission of the Industrial Development Authority Development Review Committee, and shall be approved only when the change does not compromise the overall Master Plan.

Sec. 17.3-93. Boundaries

The SPI-HRC2 District shall include the area designated on the zoning map with the symbol SPI-HRC2.

Sec. 17.3-94. Permitted Uses

- (1) The following are permitted as primary uses in the SPI-HRC2 District:
  - (a) Enclosed manufacturing, assembly, compounding, processing, packaging or treatment plants.
  - (b) Transformer stations, "static": normal distribution and transmission lines, poles and towers, pumping stations, water towers, structures necessary for the operation of a public utility (excluding power plants and gas plants), or for the exercise of a governmental function, excluding all types of equipment storage, and penal or correctional institutions. Buildings to house public utility equipment, substations, water towers, and high voltage transmission lines shall be allowed by approval of the City Planning Commission pursuant to the provision of Section 15.2-2232 of the Code of Virginia, 1950, as amended.
  - (c) Heliport or helistop, subject to securing a Use Permit.
  - (d) Laboratories, research, experimental or testing, but not the testing of explosives.

- (e) Machine shops and metal fabrication.
  - (f) General offices.
  - (g) Data processing centers.
  - (h) Motion picture studio.
  - (i) Photographic processing and blueprinting.
  - (j) Printing and publishing.
  - (k) Truck or freight terminal.
  - (l) Wholesale merchandising, warehousing or distribution center.
  - (m) Commercial communication tower, subject to securing a Use Permit.
  - (n) Parcel or express delivery.
  - (o) Ice and cold storage plant.
  - (p) Building materials, contractors equipment and equipment rental storage yard, subject to securing a Use Permit.
  - (q) Boat building, sail rigging, and associated activities, subject to securing a Use Permit.
- (2) The following are permitted as accessory uses in the SPI-HRC2 District:
- (a) Day care 3, subject to securing a Conditional Privilege. (10/27/99)
  - (b) Commercial building mounted antenna, provided the following (Amended 1/23/02):
    - (1) The minimum height of the building shall be no less than thirty five (35) feet;
    - (2) The height of the antenna (including support structures) shall not exceed twenty two feet above the highest point of the building;

- (3) The antenna and support structures are painted so that they are compatible with the primary building structure, unless roof mounted; and
  - (4) Intermodulation testing is coordinated through the Hampton Police Division demonstrating that the proposed antenna operation is designed in a manner to eliminate interference with public safety communications. Such testing shall also be required from each subsequent operator prior to any building permits to add or modify antennae. Should any equipment associated with the antennae be found to interfere with public safety communications, the owner shall be responsible for the elimination of such interference. (Amended 1/23/02)
- (c) US Postal service.
- (d) Restaurants

#### Sec. 17.3-95. Design Review

All construction within the SPI-HRC2 District must be approved by the Hampton Industrial Development Authority's Design Review Committee (IDA DRC) prior to site plan approval. This review shall include the following :

- (1) Outdoor material and equipment storage must be screened so that it is not visible from any existing or proposed public right-of-way, and so that it is not predominantly visible from adjacent properties.
- (2) Any open air activity other than material and equipment storage is prohibited unless otherwise approved by a Use Permit, which shall include conditions to lessen any negative impacts upon surrounding properties.
- (3) Loading operations shall occur along the side and rear of buildings only. Loading areas shall be screened so that they are not predominantly visible from public rights of way and adjacent properties; however, no loading operations shall be visible from Magruder Boulevard.

- (4) Building materials shall result in permanent and durable construction. Primary building materials shall be monochromatic (preferably earth tones) and shall be limited to brick, pre-cast concrete, natural stone or architectural metal panels. Stucco, corrugated metal or prefabricated/pre-engineered metal shall not be permitted as primary building materials.
- (5) The use of any fence within the required front building setback is prohibited. All fences shall be wood, masonry or vinyl coated chain link; the use of electrified fences, barbed or razor wire, and chain link with slats anywhere on site is expressly prohibited.
- (6) Total lot coverage (building and improvements) shall not exceed seventy percent (70%) of the total lot area; however, if the lot abuts a dedicated conservation area or stormwater management area that has a minimum dimension of at least fifty feet (50'), total lot coverage can be increased to seventy seven percent (77%).

Alternatives to the above requirements will be considered by the IDA DRC. Approval of alternatives will be based on the Committee's determination that the intent of the district, as stated in Section 17.3-89 herein, is met.

#### Sec. 17.3-96. Building and Lot Sizes

- (1) No building(s) shall be placed on a lot of less than two and one-half (2 ½) acres.
- (2) No individual building shall be less than twenty thousand (20,000) square feet, with the following exceptions:
  - (a) accessory structures; and
  - (b) primary structures with the express approval of the IDA DRC.
- (3) No building shall exceed fifty five feet (55') in height without securing a Use Permit.

#### Sec. 17.3-97. Green Areas

- (1) A minimum of thirty percent (30%) of the total lot area shall be dedicated to green area; however, if the property abuts a dedicated conservation area or stormwater management area that has a minimum dimension of at least fifty feet (50'), this green area requirement may be reduced to twenty three percent (23%).
- (2) The only improvements permitted in required green areas are signs, landscape materials and site access.
- (3) The minimum green area depth requirements along public rights-of-way and other property lines are as follows:
  - (a) along Magruder Boulevard - eighty feet (80');
  - (b) along Commander Shepard Boulevard -
    - (i) within three hundred feet (300') of the intersection with the Virginia Power easement - seventy five feet (75') maintained as an undisturbed buffer, and
    - (ii) in all other instances - fifty feet (50');
  - (c) along Nettles Lane -
    - (i) within three hundred feet (300') of the Virginia Power easement - seventy five feet (75') maintained as an undisturbed buffer, and
    - (ii) in all other instances - twenty five feet (25');
  - (d) along other existing or proposed public rights-of-way - twenty feet (20'); and
  - (e) along side and rear property lines not abutting an existing or proposed public right-of-way -
    - (i) if said property line abuts residentially zoned property - thirty five feet (35') maintained as an undisturbed buffer, and
    - (ii) in all other instances - twenty feet (20').

- (4) In parking areas containing twenty (20) or more spaces, one (1) shade tree shall be provided for every one thousand five hundred (1,500) square feet of paved parking area. Green areas within the parking area shall be no less than five feet (5') wide and contain at least sixty (60) square feet. There shall be at least one (1) shade tree in each separate green area. No parking space shall be more than seventy feet (70') from a green area.
- (5) All required green areas and buffers shall be landscaped in accordance with the requirements of the Hampton Roads Center II Master Plan, as adopted.

Alternatives to the above requirements will be considered by the IDA DRC. Approval of alternatives will be based on the Committee's determination that the intent of the district, as stated in Section 17.3-89 herein, is met.

#### Sec. 17.3-98. Building Setbacks

The minimum building setbacks from public rights-of-way and other property lines are as follows:

- (1) Magruder Boulevard - twice the building height, but no less than eighty feet (80') and no more than one hundred feet (100');
- (2) Commander Shepard Boulevard - twice the building height, but no less than fifty feet (50') and no more than one hundred (100');
- (3) Nettles Lane - twice the building height, but no less than forty feet (40') and no more than eighty feet (80');
- (4) other existing and proposed public rights-of-way - forty feet (40');
- (5) side property lines not abutting an existing or proposed public right-of-way - twenty feet (20'); however, if said property line abuts residentially zoned property - thirty five feet (35'); and
- (6) rear property lines not abutting an existing or proposed public right-of-way - thirty feet (30'); however, if said property line abuts residentially

zoned property - thirty five feet (35'). Required building setbacks abutting residentially zoned property shall be maintained as undisturbed buffers.

Sec. 17.3-99. Deleted 3/10/99

Sec. 17.3-100. Parking

Off-street parking and loading areas shall be provided as required in Chapter 19 hereof.